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CITY MANAGER DOUGLAS A. SELBY June 23, 2003

Mr. Chuck Ferris Ferris Investments, Inc. 2002 South Highland Drive Las Vegas, Nevada 89102

RE: RQR-1704 - REQUIRED FIVE YEAR REVIEW CITY COUNCIL MEETING OF APRIL 16, 2003

Dear Mr. Ferris:

The City Council at a regular meeting held April 16, 2003 APPROVED the Required Five Year Review of an approved Variance [V-0026-88(2)] WHICH ALLOWED A 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN AT A HEIGHT OF 65 FEET WHERE 40 FEET IS THE MAXIMUM HEIGHT ALLOWED at 2002 Highland Avenue (APN: 162-04-301-008), M (Industrial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on April 17, 2003. This approval is subject to:

Planning and Development

- 1. The Variance shall be reviewed in two (2) years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.
- 2. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.
- 3. The property owner shall keep the property properly maintained and graffitifree at all times. Failure to perform required maintenance may result in fines and/or removal of the off-premise sign.
- 4. Only one advertising sign is permitted per sign face.

CITY OF LAS VEGAS 400 STEWART AVENUE LAS VEGAS, NEVADA 89101

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- 5. The metal screening portion of the sign shall be repainted, as required by the Planning and Development Department, within 30 days of final approval by City Council. Failure to perform the required painting may result in fines and/or removal of the off-premise advertising (billboard) sign.
- 6. If the existing off-premise advertising sign structure is removed, this Variance shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19 of the Las Vegas Municipal Code including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.
- 7. All City Code requirements and design standards of all City Departments shall be satisfied.

Sincerely,

Angela Crolli

Deputy City Clerk II for

Barbara Jo Ronemus, City Clerk

Ingela Ceolli

cc: Planning and Development Dept.

Development Coordination-DPW

Dept. Of Fire Services

Sincerely,

M. Margo Wheeler. AICP

Planning Manager, Current Planning Division

Planning and Development Department

Ms. Misty Baier

Clear Channel Outdoor

1211 West Bonanza Road

Las Vegas, Nevada 89106